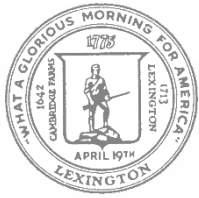




Article 38 *Governmental- Civic Use District*

ANNUAL TOWN MEETING
23 MARCH 2016



Current Base Zoning Districts

Residential

RO RS RT RD

Commercial

CB CN CS CRS CM CD CRO



Proposed Base Zoning Districts

Residential

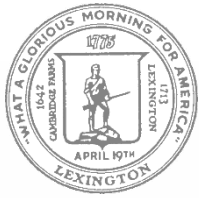
RO RS RT RD

Commercial

CB CN CS CRS CM CD CRO

Governmental-Civic Use

GC

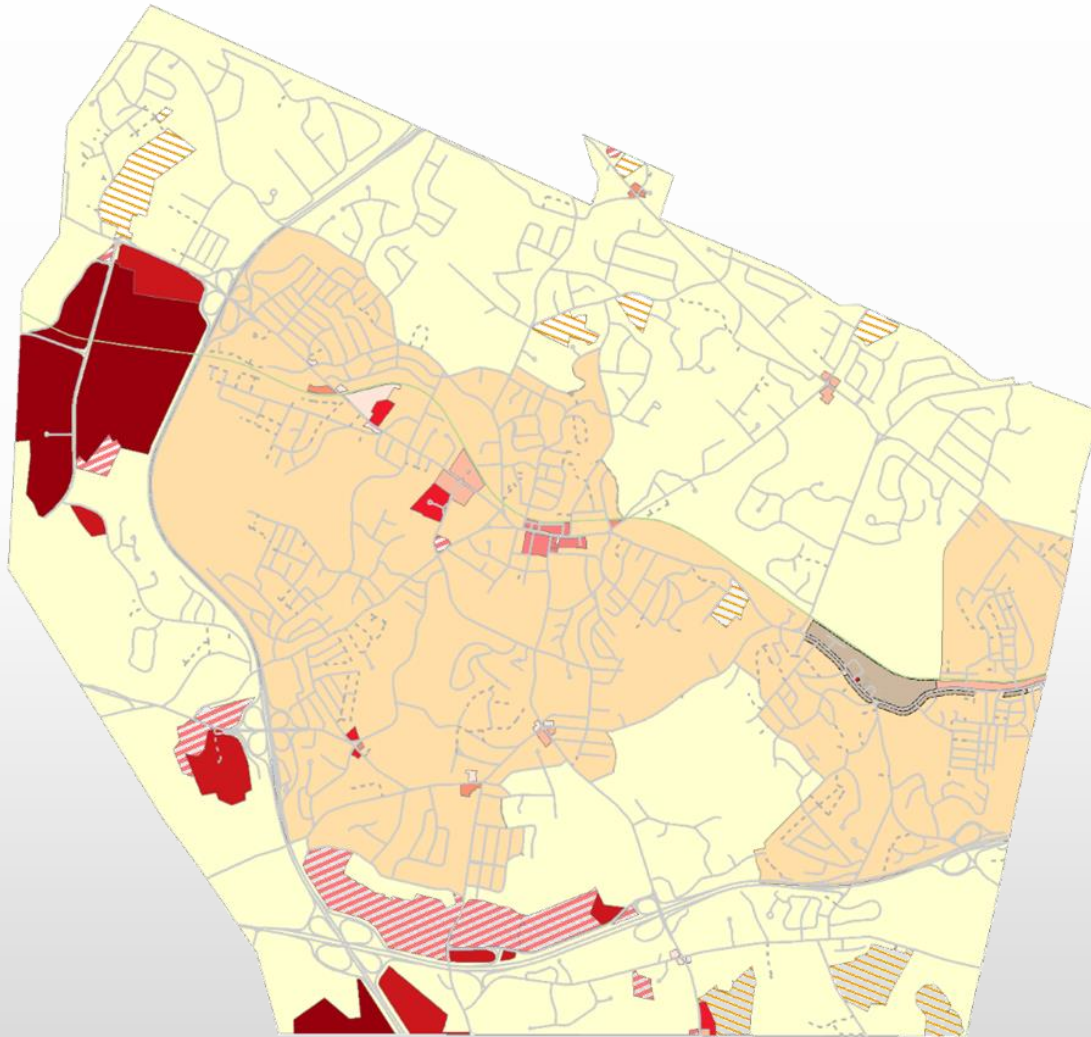


Why a Governmental-Civic Use (GC) District?

- Zoning map should reflect the Lexington we want
- Land in public use is not (and is not intended to be) either residential or commercial

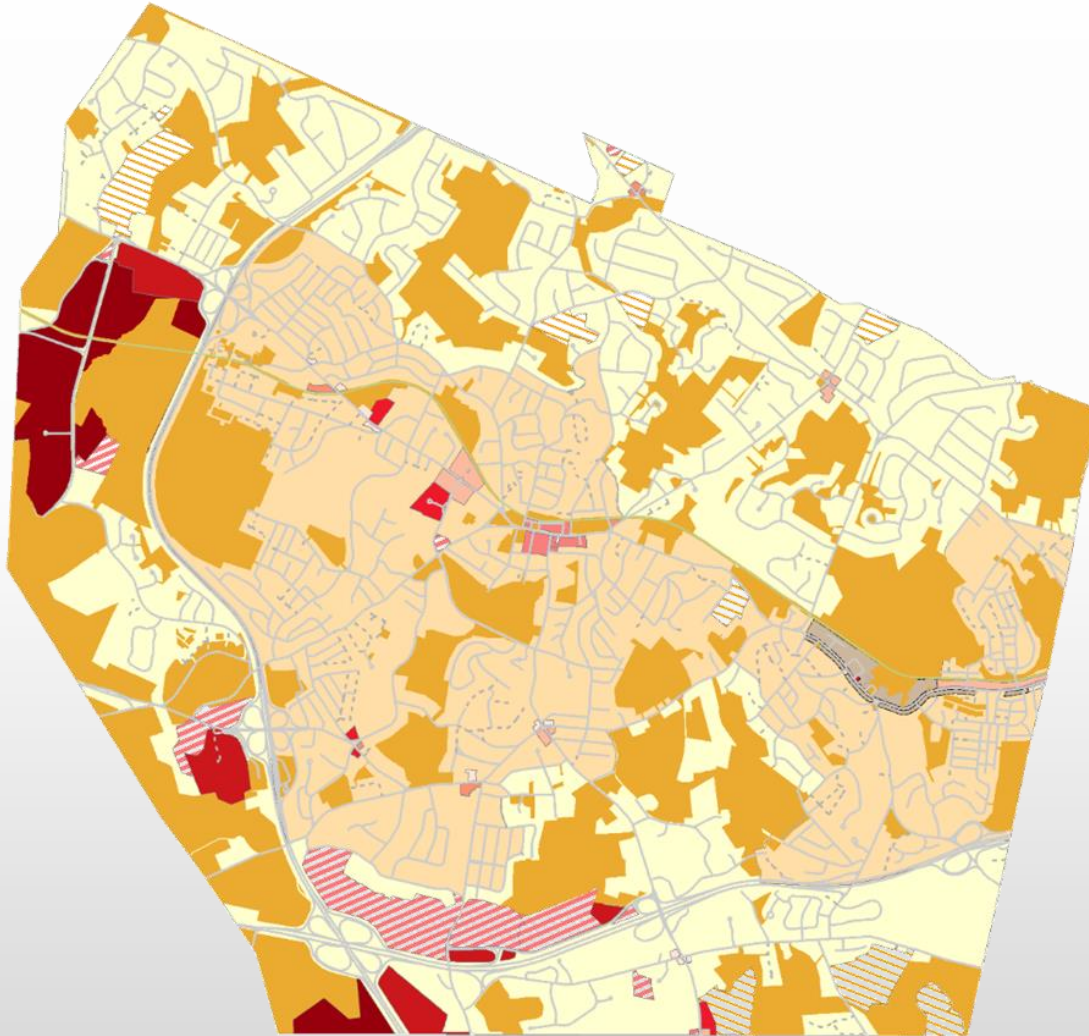


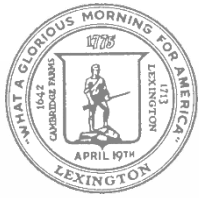
Current Zoning Map





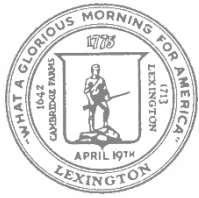
Zoning Map with GC District





Excluded Parcels

- Housing
- Most tax title
- Planned development districts
- Remnants and rights of way
- Anticipated changes in use
 - Fire Department headquarters
 - Potential housing sites



Permitted Uses

- Permitted
 - Municipal
 - Institutional
 - Agricultural
- Not permitted
 - Residential
 - Most commercial
- Special permits granted by Planning Board



Limited Commercial Uses

		GC	RO	RS
H.	PERSONAL, BUSINESS, OR GENERAL SERVICE USES			
H.1.014	School not exempt by statute	Y	N	N
H.1.014.1	Instruction in music or the arts, not to exceed 3,500 square feet of floor space per establishment	Y	N	N
Other	Other commercial uses permitted town-wide	SP	SP	SP
L.	MOTOR VEHICLE RELATED SALES AND SERVICE USES			
L.1.07	Automobile parking lot where the parking spaces do not serve a principal use on the same lot and where no sales or service takes place	SP	N	N
O.	UTILITY, COMMUNICATIONS, AND TRANSPORTATION USES			
O.1.10	Ground mounted solar energy systems	Y	N	N
P.	OPEN AIR, SEASONAL AND SPECIAL EVENTS			
P.1.01	Flea market	Y	N	N
P.1.02	Seasonal sale of Christmas trees and wreaths	Y	SP	SP



Landscape Transition Areas

District In Which Lot is Located	Adjacent District												
	GC	RO	RS	RT	RD	CN	CRS	CS	CB	CLO	CRO	CM	Street Line
GC	-	20	20	20	20	-	-	-	-	-	-	-	-
RO	-	25*	25*	25*	10*	15	15	20	-	20	20	20	-
RS	-	25*	25*	25*	10*	15	15	20	15	20	-	-	-
RT	-	25*	25*	25*	10*	10	10	-	-	10	-	-	-
RD	-	20*	20*	20*	20*	20	20	20	20	20	20	20	25
CN	-	20	20	20	20	-	10	15	-	20	-	-	10
CRS	-	20	20	20	20	10	-	15	-	10	-	-	10
CS	-	20	20	20	20	15	15	-	-	15	-	-	20
CB	-	-	20	-	20	-	-	-	-	-	-	-	-
CLO	-	50	50	50	50	10	10	10	-	-	-	-	10
CRO	-	50	-	-	50	-	-	-	-	-	-	-	50
CM	-	50	-	-	50	-	-	-	-	-	-	-	25

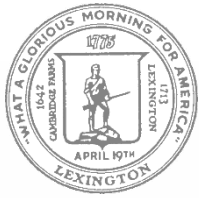
***No requirement for an individual dwelling**



Dimensional Controls

4.4 TABLE 2, SCHEDULE OF DIMENSIONAL CONTROLS

	Zoning Districts									
	GC	RO	RS & RT	CN	CRS	CS	CB	CLO	CRO	CM
Minimum lot area	NR	30,000 SF	15,500 SF	15,500 SF	15,500 SF	20,000 SF	NR	30,000 SF	5 AC	3 AC
Minimum lot frontage in feet	NR	150	125	125	125	125	20	175	300	200
Minimum front yard in feet (a), (b), (h)	NR	30	30	30	30	30	NR (c)	50	100	25
Minimum side yard in feet	NR	15 (d)	15 (d)	20	20	15	NR	30	50	25 (f)
Minimum rear yard in feet	NR	15 (d)	15 (d)	20	20	20	10	30	50	25 (f)
Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet	NR	15	15	30	30	30	30	50	100	100 (f)
Maximum floor area ratio (FAR)	NR	NR (g)	NR (g)	0.20	0.20	0.20	2.0	0.25	0.15	0.35 (f)
Maximum site coverage	NR	15% (e)	15% (e)	20%	25%	25%	NR	20%	25%	NR
Institutional buildings, maximum height:										
In stories:	2.5 (f)	2.5	2.5	3	3	3	2	3	3	NR
In feet:	40 (f)	40	40	45	45	45	30	45	45	65 (f)
Other buildings, maximum height:										
In stories:	2.5 (f)	2.5	2.5	1	2	2	2	2	3	NR
In feet:	40 (f)	40	40	15	25	25	25	30	45	65 (f)

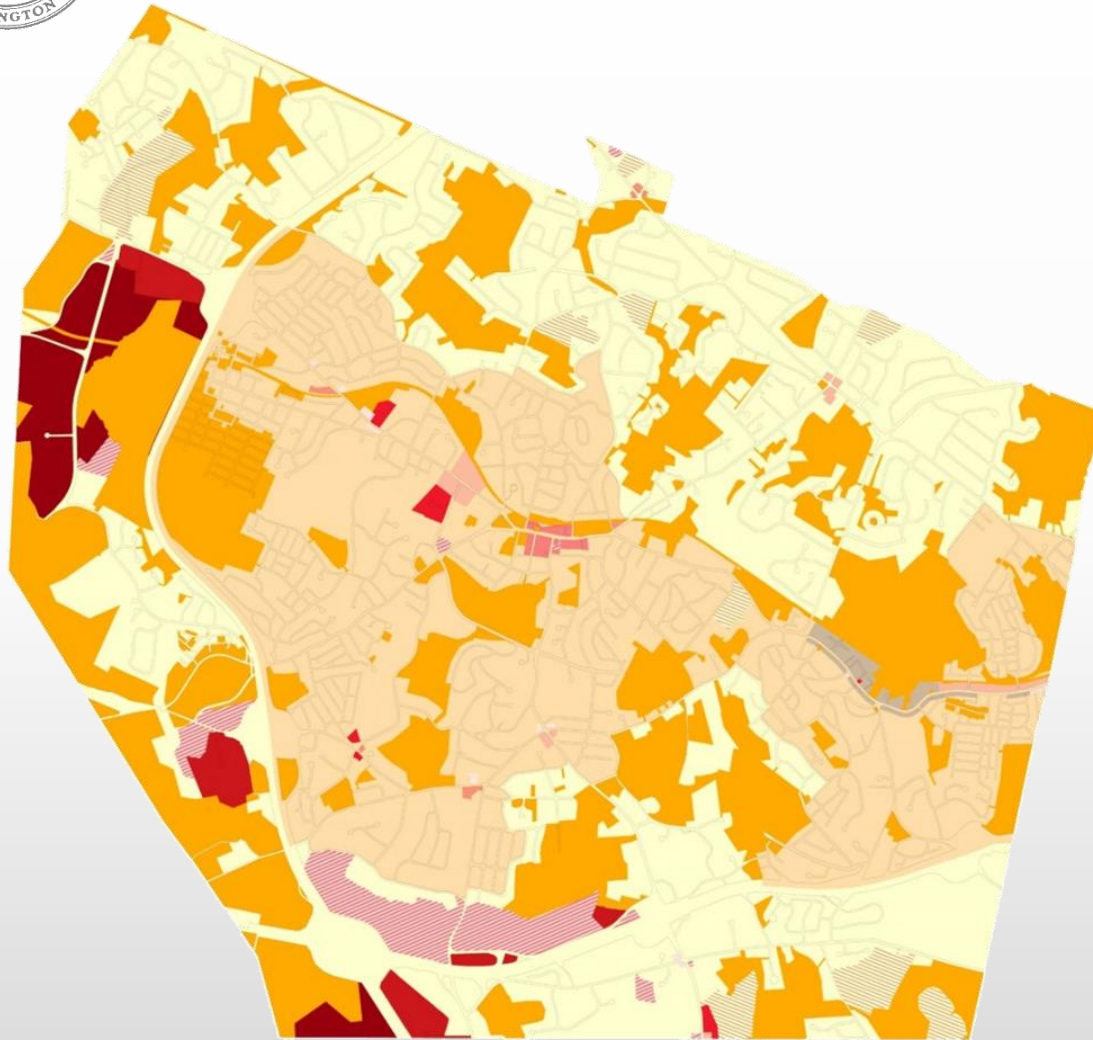


Practical Effects

- No effect on existing or anticipated uses in GC district
- No effect on neighboring properties
- Additional protection against undesirable future changes in use



Questions



Legend

GC - Governmental-Civic Use District

RESIDENTIAL DISTRICTS

RS - One Family Dwelling

RO - One Family Dwelling

RT - Two Family Dwelling

COMMERCIAL / INDUSTRIAL DISTRICTS

CB - Central Business

CLO - Local Office

CM - Manufacturing

CN - Neighborhood Business

CRO - Regional Office

CRS - Retail Shopping

CS - Service Business

PLANNED DEVELOPMENT DISTRICTS

CD - Planned Commercial

RD - Planned Residential



1 in = 1,200 ft



Date: 3/19/2015